

Case No.	Respondent	Summary of Findings	Summary of Board Action
MARCH 27, 2007			
HI07-065	Roberto Chavez Home Inspection #38553	On or about October 30, 2006, Respondent was convicted of theft from another person, a Class 6 Undesignated Felony, which was reasonably related to the registrant's area of practice.	Probation – Respondent Home Inspector registration No. 38553 shall be placed on three years probation concurrent with court ordered probation dated November 30, 2006. Respondent shall comply with terms and conditions set by the Maricopa County Adult Probation Department. Respondent shall provide to the Board monthly probation fee receipts along with copies of random drug and alcohol test results. Cost of Investigation – Pay cost of Investigation in the amount of \$81.00.
MAY 22, 2007			
HI07-040	Brent S. Ruttle Home Inspection #41248	On or about October 1, 2004 Respondent performed a home inspection and prepared a report that failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to adequately address the following areas: the garage door and auto-reverse safety feature; condition of wall structure; operation of entry doors; piping supports and insulation; functional flow; type and condition of waste and vent piping; condition of electrical service ground; type of branch circuit conductors; GFCI protection in the garage; type and condition of fireplace; condition of HVAC filters and heating/cooling source in each room; garage fire separation walls, ceiling and door; laundry dryer ventilation; condition of fuel supply piping; and conducted home inspection without firm registration.	Letter of Reprimand Open Book Test – Take and successfully complete an open book test on the Board's statutes and rules. Cost of Investigation – Pay cost of Investigation in the amount of \$200.00.
JUNE 26, 2007			
HI07-080/ HI07-088	Alex H. Herrera Home Inspection #39797	On or about November 20, 2004 and September 21, 2005 Respondent's inspection reports failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: failed to report method used to observe the roof; condition of the under floor crawl space; plumbing functional flow and drainage; condition of plumbing piping and supports; the presence of a heating and cooling source in each room condition of the dryer vent; type of attic insulation; properly report a recommendation for further action on the garbage disposal.	Open Book Test – Take and successfully complete an open book test on the Board's statutes and rules. Cost of Investigation – Pay cost of Investigation in the amount of \$200.00.
M06-048	Scott D. Lowry Home Inspection #40493	On or about May 4, 2005 Respondent's inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: failed to make recommendations to correct, monitor, or evaluate by appropriate persons for the HVAC unit condition; report proper type of garage door; conducted a home inspection with expired registration.	Assurance of Discontinuance Civil Penalty – Pay Civil Penalty in the amount of \$2,000.00. Cost of Investigation – Respondent shall pay cost of Investigation in the amount of \$270.00.

HI07-084	Scott D. Lowry Non Registrant HI	On or about May 9, 2007 during an enforcement advisory committee on case # M06-048, Respondent admitted to performing home inspections while having expired registration since February 28, 2005. Respondent admitted to operating Five Star Inspections performing home inspections in the State of Arizona as an unlicensed firm.	Assurance of Discontinuance Civil Penalty – Pay a civil penalty in the amount of \$4,000.00. Costs of Investigation – Pay cost of investigation in the amount of \$70.00.
M06-088	Thomas J. Mattingly Home Inspection #39074	On or about June 7, 2005 Respondent's inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: failed to report service current rating and distribution panel ground condition; type and condition of the service entrance conductors over current protection devices; conducted home inspection without current firm registration.	Letter of Reprimand Costs of Investigation – Pay costs of investigation in the amount of \$200.00.
M06-329	Kirt D. Klingerman Home Inspection #38968	On or about September 3, 2003 Respondent's inspection report failed to meet the Standards of Practice for Arizona Home Inspectors by failing to adequately address the following areas: failed to properly report open seams; lifted nails; on the patio roof and the drainage system; flashings and trim for the entire roof; condition of the main electrical panel and disconnect; and type of service conductor; plumbing functional drainage.	Letter of Reprimand Open book test – Within 30 days passing with a 100% score Administrative Penalty – Pay administrative penalty in the amount of \$200.00. Cost of Investigation – Pay cost of investigation in the amount of \$340.00.
AUGUST 28, 2007			
M06-095	Jeff Schroeder Home Inspector #40183		Letter of Reprimand Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$100.00.
HI07-046	Edward R. Nusso Home Inspector #38983		Letter of Reprimand Open Book Test – Take and successfully complete an open book test on the Board's Statutes and Rules within 30 days passing with a 100% score. Costs of Investigation – Pay costs of investigation in the amount of \$100.00.
HI07-049	Gary D. Meltzer Home Inspector #42488		Letter of Reprimand Probation – Respondent's Home Inspector Registration No. 42488 shall be placed on probation until the following requirement is met:

			<p>Restitution - Pay restitution to Troy and Jo Dawn Pehrson in the amount of \$300.00.</p> <p>Open Book Test – Take and successfully complete an open book test on the Board’s Statutes and Rules within 30 days passing with a 100% score.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$100.00.</p>
HI07-086	Mark L. Formanek Home Inspector #40392	On or about April 27, 2007, Respondent’s inspection report failed to meet the Standards of Professional Practice for Arizona Home Inspectors by failing to report wall structures; columns; representative number of windows and switches; report functional flow and drainage; water heater automatic safety controls; report a heating and cooling source in each room; During Respondent’s inspection of the safety reverse feature of the garage door, Respondent placed his arm in the path as the door was closing and damaged the garage door. He indicated there was damage to the garage door as excessive at the time of the inspection in his report.	<p>Letter of Reprimand</p> <p>Restitution - Pay restitution to Aaron and Barbara Carson in the amount of \$1000.00.</p> <p>Costs of Investigation – Pay costs of investigation in the amount of \$100.00.</p>